099.0	0001	0010.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	650,500	/	650,500
USE VALUE:	650,500	/	650,500
ASSESSED:	650,500	/	650,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		YERXA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	DEELY SCOTT/KAREN
Owner 2:	
Owner 3:	
Street 1:	42 YERXA ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	DEELY SCOTT -
Owner 2:	LUNDBERG KAREN A -
Street 1:	42 YERXA ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,577 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Clapboard Exterior and 1518 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6577.000	218,400		432,100	650,500
Total Card	0.151	218,400		432,100	650,500
Total Parcel	0.151	218,400		432,100	650,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.52 | /Parcel: 428.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	64370
GIS Ref	
GIS Ref	
Insp Date	11/20/14

!8014!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 099.0-0001-0010.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	218,400	0	6,577.	432,100	650,500	650,500	Year End Roll	12/18/2019
2019	101	FV	190,200	0	6,577.	438,300	628,500	628,500	Year End Roll	1/3/2019
2018	101	FV	190,200	0	6,577.	327,200	517,400	517,400	Year End Roll	12/20/2017
2017	101	FV	190,200	0	6,577.	296,300	486,500	486,500	Year End Roll	1/3/2017
2016	101	FV	190,200	0	6,577.	284,000	474,200	474,200	Year End	1/4/2016
2015	101	FV	189,200	0	6,577.	240,800	430,000	430,000	Year End Roll	12/11/2014
2014	101	FV	189,200	0	6,577.	228,400	417,600	417,600	Year End Roll	12/16/2013
2013	101	FV	189,200	0	6,577.	217,300	406,500	406,500		12/13/2012

PRINT

Date	Time
12/10/20	22:36:23

LAST REV

Date	Time
05/07/19	15:19:52
apro	
8014	

USER DEFINED

Prior Id # 1:	64370
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DEELY SCOTT	50781-24		2/26/2008	Family	1	No	No		
CUNNINGHAM JAME	35197-568		4/2/2002		307,500	No	No		
JUEDES MARY S/E	25435-167		6/26/1995		174,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/19/2017	595	Alterati	21,000	C				
4/7/2009	212	Add Bath	4,650					
3/4/2005	178	Addition	7,000			G6	GR FY06	

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2014	Inspected	CC	Chris C
3/26/2009	Meas/Inspect	197	PATRIOT
3/26/2009	Measured	197	PATRIOT
10/18/2005	Permit Visit	BR	B Rossignol
8/6/2002	MLS	MM	Mary M
11/17/1999	Inspected	267	PATRIOT
11/9/1999	Mailer Sent		
10/19/1999	Measured	256	PATRIOT
8/26/1991		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6577		Sq. Ft.	Site		0	70.	0.94	5									432,117						432,100	

Total AC/HA: 0.15099 | Total SF/SM: 6577 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 432,117 | Spl Credit | Total: 432,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREEN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	10	%
Bsmnt Flr:	4 - Carpet		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	1.35000002
Const Adj.:	1.00899994
Adj $ / SQ:	129.404
Other Features:	71533
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	268283
Depreciation:	49901
Depreciated Total:	218383

COMMENTS

PDAS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	5	BRs:	2	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	2005
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

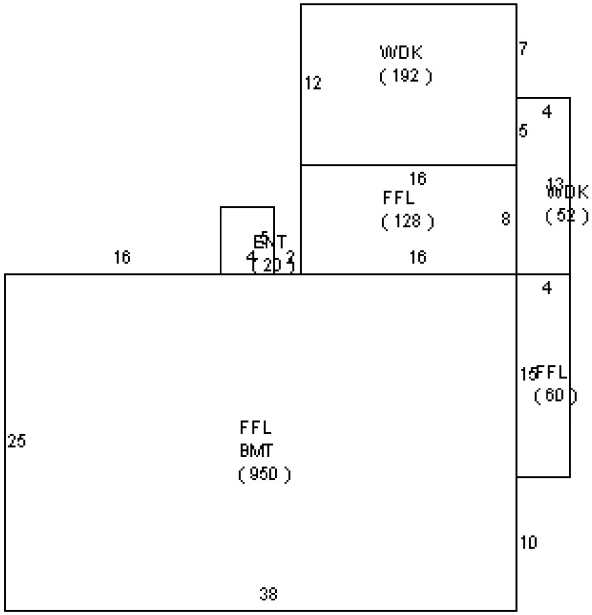
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	129.40
Special Features:	0	Val/Su Net:	92.86
Final Total:	218400	Val/Su SzAd	191.92

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,138	129.400	147,262
BMT	Basement	950	48.910	46,469
WDK	Deck	244	10.190	2,486
ENT	ENTRY	20	26.640	533

Net Sketched Area:	2,352			Total:	196,750
Size Ad	1138	Gross Are	2352	FinArea	1518

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 099.0-0001-0010.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	80	A	AV	2002	0.00	T	13.6	101						

More:	N	Total Yard Items:		Total Special Featues:		Total:	